

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, January 23, 2012, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman Valerie Joh

Alderman Benjamin K. Mallicote

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

*(arrived at 4:47 p.m.)*

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:35 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall.
3. **WORK SESSION TICKLER.** Vice-Mayor Parham asked about touring the new buildings and facilities and City Manager Campbell replied he would set it up before the next meeting. Mayor Phillips stated he would like to see the Round-about fixed as soon as possible. Assistant Public Works Director Michael Thompson stated we need to wait until spring due to the weather.

**Note:** Items Agenda items VI.AA.1 through VI.AA.4 were discusses at this time, out of order, while waiting on representatives from the animal shelter. After the animal shelter update, the regular agenda was resumed.

4. **ANIMAL SHELTER UPDATE.** Director Rich Crino provided information on the Sullivan County-Blountville-Kingsport (SBK) Animal Shelter, noting they now have 501(c)3 status as a non-profit organization with no other focus than the care of the animals. Other significant changes include an after-hours answering service, altering off days so that at least one facility is open every day, the acceptance of credit cards and the use of Paypal for online donations. Mr. Crino also discussed the current fees for adoption as well as the services received. County Commissioner Joe Herron commented that 16 hours of labor had been added at each shelter and they were still under budget, noting the goal is for the Board as well as the citizens to be satisfied. Vice-Mayor Parham commended Mr. Herron's leadership, responsibility and work ethic.

5. **REVIEW OF AGENDA ITEMS ON THE JANUARY 24, 2012 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**Minutes of the Special Called Work Session of the Board of Mayor and Aldermen of Kingsport, Tennessee, Monday, January 23, 2012**

**VI.AA.1 Public Hearing for Annexation Annual Plan of Services Report** (AF: 10-2012). City Planner Ken Weems gave a brief presentation on this item, noting we were well within the allotted times for all services.

**VI.AA.2 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Border Regions Area 1 Annexation and Consideration of a Resolution Adopting the Plan of Services** (AF: 22-2012). City Planner Ken Weems provided details on this item and the following two items at one time, noting the Planning Commission voted to send a positive recommendation regarding all three annexations. Alderman Mallicote questioned the reasoning behind the zoning recommendation for area one, noting it might hinder the efforts of the ultimate goal for retail in this area. Mr. Weems explained the zoning recommendations are the most compatible to the current county zones. Some discussion followed and Mr. Mallicote suggested the Planning Commission re-evaluate the zoning recommendation for this area. Mr. Weems also discussed the public meeting that was held in December with the affected residents. The majority of opposition stemmed from sewer construction, tap fees and city taxes.

**VI.AA.3 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Border Regions Area 2 Annexation and Consideration of a Resolution Adopting the Plan of Services** (AF: 23-2012). See Item VI.AA.2.

**VI.AA.4 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Border Regions Area 3 Annexation and Consideration of a Resolution Adopting the Plan of Services** (AF: 24-2012). See Item VI.AA.2.

*Note: The Animal Shelter Update was given at this time.*

**VI.B.1 Consideration of an Ordinance to Appropriate Funds to Purchase Furniture and Equipment for the East Stone Drive Fire Station** (AF: 14-2012). City Manager Campbell gave a brief update on this item, noting the station was scheduled to open in March. Fire Chief Dye also provided information, describing the items and equipment that need to be purchased for both the new engine and the station.

**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute a Communication System Easement with United Telephone – Southeast, Inc.** (AF: 18-2012). Assistant to the City Manager Chris McCartt provided information on this item, noting the easement would be following the existing route already in place by American Electric Power, with no additional disturbance.

**VI.D.2 Consideration of a Resolution Awarding the Bid for the Purchase of One (1) Single Cab/Chassis Bituminous Distributor to Smoky Mountain Truck Center, LLC** (AF: 19-2012). City Manager Campbell provided details on this item noting that although this wasn't the lowest bid, there were some problems with the other bids not meeting the specifications.

**VI.D.3 Consideration of a Resolution to Amend the Agreement with Eastman Chemical Company to Receive Property for the Construction of the Kingsport Aquatic**

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**Center and to Authorize the Mayor to Sign All Documents Necessary and Proper to Execute the Agreement** (AF: 20-2012). City Attorney Billingsley gave information on this item, noting the resolution had to be changed to amend the description of the property from 15.8 acres to 15.28 acres and to add the description of the future right of way to Wilcox Drive. Assistant to the City Manager Chris McCartt provided further details on this item and stated closing would be within two to three weeks.

**VI.D.4 Consideration of a Resolution Authorizing the Mayor to Sign All Applicable Documents Necessary and Proper to Amend the Agreement with Cain, Rash, West Architects for Architectural Services for Phases II and III of the Kingsport Farmer's Market** (AF: 21-2012). City Manager Campbell gave details on this item and stated the amount was shown in the total package that was presented at the last meeting. Assistant to the City Manager Chris McCartt provided further information on the details of this project which will include finishing the second story, adding bathrooms and building the connector to the carousel. Mr. McCartt further commented the cost of adding the additional bathrooms requested by the Board members at the last meeting would be \$40,000.

**VI.D.5 Consideration of a Resolution Authorizing the Mayor to Sign All Applicable Documents Necessary and Proper to Execute a Release of Claims Form with Abingdon Roofing and Builders Mutual Insurance Company for Work Performed at Lynn View Community Center and the Renaissance Center** (AF: 25-2012). Assistant to the City Manager Chris McCartt provided details on this item, noting he had asked the project manager to make sure the money would fix the problem and replace equipment. Alderman Joh commended Mr. McCartt's efforts.

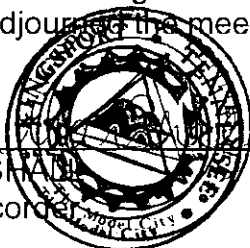
**VI.D.6 Consideration of a Resolution Authorizing the Mayor to Execute All Documents Necessary and Proper for the Purchase of Property from the Industrial Development Board of the City of Kingsport, Tennessee for the Riverwalk Redevelopment Project** (AF: 9-2012). City Manager Campbell explained the Kingsport Economic Development Board has bought this property for the Riverwalk with the anticipation of being reimbursed by the City. He further stated the money is available.

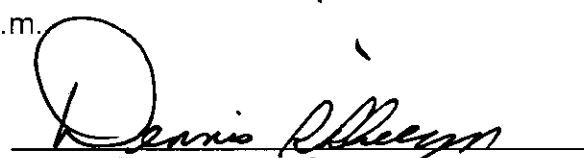
**BOARD COMMENT.** None.

**PUBLIC COMMENT.** None.

**6. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:35 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor